

UNEMPLOYED WOULD GET MUCH MORE IF U. S. USES APPROPRIATED MONEY.

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Murray Hulbert, Commissioner of Docks and Ferries, sent a letter yesterday to Bird S. Coler, Commissioner of Public Welfare and chairman of Mayor Hylan's Committee on Unemployment, in which he expressed the belief that if the Federal Government would expend the money that had been appropriated for the development of New York harbor work would be provided for a large number of unemployed. Mr. Hulbert said the city was doing its part by pushing through the \$50,000,000 development on Staten Island. The Dock Commissioner stressed the channel through Hell Gate and the East River, which, he said, was needed as urgently by the Navy Department as by commercial interests.

The metropolitan committee of the American Legion has endorsed the suggestion of Henry H. Curran, coalition nominee for Mayor, that the \$200,000 collected for a memorial for the soldier dead be converted for the relief of the unemployed. Mayor Hylan also brought the matter up last week in a letter to Mr. Coler. The legion suggests the whole fund be expended for work under the direction of some organization that will not charge for services. More than 300 unemployed men were fed yesterday at St. Mary's Chapel, 288 East Tenth street. They will be fed there twice daily during the period of depression. For the present the morning meal will consist of oatmeal and milk, coffee, bread and a bun.

The Metropolitan Life Company of Brooklyn announced that Monday its force of 2,800 men and women would be reduced one quarter and that a wage cut of 10 per cent would be put into effect. It will be the second cut in a year. Widows and married employees will get preference in those to be retained.

FLEET CORPORATION FREE OF SHIP BOARD

Separation of Corporate Twins Announced by Lasker as Effective To-day.

WASHINGTON, Sept. 30.—Complete separation of the United States Shipping Board from the Emergency Fleet Corporation, effective to-morrow, was announced to-day by Chairman Lasker. Authority for the "divorce," as he described it, was given in the Jones act, which has the approval of President Harding, was determined upon with a view to relieving the Emergency Fleet Corporation of the responsibilities connected with the operation of its corporate twin.

Upon the resignation of Chairman Lasker, who was ex-officio president, Joseph W. Parsons, director of the board, to-day was elected president and general manager of the corporation. He will be assisted by six trustees or vice-presidents who were formerly officers of the board. They are: D. W. Shull, W. J. Love, A. J. Frey, Harry Kimball, Elmer Schlesinger and E. J. Farley. T. L. Clear, formerly treasurer of the Panama Canal, was appointed treasurer.

The board will devote itself to a study of the Jones act, the chairman said, while maintaining supervisory authority over the activities of the Emergency Fleet Corporation "in the capacity of a sort of marine interstate commerce commission."

"The purpose of the separation," Mr. Lasker explained, "is to give to the Shipping Board an opportunity to function under the Merchant Marine act, 1920, in those broad and constructive projects which have been brought into being. It is now down to us as an American merchant marine. The Shipping Board itself has powers over America's overseas commerce much like those exercised by the Interstate Commerce Commission over railroads."

"The Emergency Fleet Corporation is possibly the largest corporation in the world, and it would be as if the members of the Interstate Commerce Commission were at the same time called upon to act as directors of the great railroad systems of the country and to operate the same."

"When the new Shipping Board took office it first had to survey its situation and find men of responsibility who could operate the fleet corporation's physical properties. It has now done so, and feels that it is prepared to turn over the operation of its physical assets, other than ships, to the Emergency Fleet Corporation."

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2 FLATS ON HEIGHTS

Houses Costing \$650,000 Total to Be Built on West 155th and 177th Streets.

Two extensive apartment house projects for Washington Heights were forecast yesterday through the purchase of two valuable vacant plots in that section by builders. The two operations will represent an outlay of about \$675,000.

The largest of these was the purchase by Samuel Lippmann from Daniel F. Mahoney of the plot, 140x100, on the north side of West 155th street, 160 feet west of Amsterdam avenue, through James E. Barry, broker. The property on the west adjoins the North Presbyterian Church and on the east the Welsh Methodist Episcopal Church, and is opposite Trinity Cemetery. The holding price was \$100,000.

The other transaction was closed by Jules Nehring, Inc., who sold for Joseph Murphy to the H. O. B. Realty Company, W. R. Harvey president, the plot 100x100 on the south side of 177th street, 100 feet west of St. Nicholas avenue. A building loan has been procured for the erection of a five-story apartment house to accommodate fifty families. Mr. Harvey has erected many high grade apartment houses in that section. The entire transaction involves about \$325,000. Jules Nehring, Inc., has been appointed agent for the premises.

Recalls Columbia Leasehold. Butler & Baldwin, Inc., resold for J. C. Warren to an investor the Columbia College leasehold at 38 West Fiftieth street, a four-story and basement dwelling on a lot 20x100, at \$40,000. The seller bought the property within a week through the same brokers, who have now closed three on this block during the month.

Plans have been filed for two five-story apartment houses, 78x120 and 82x120, at the southwest corner of Fort Washington place and 183d street, for the Paragon Construction Company, Inc. Estimated cost, \$400,000.

Apartment and Flat Sales. Sherman & Kirschner sold for Kahn & Rosen two six-story apartment houses, 80x100, at 98 to 100 East 144th street. Thomas Ford sold to Philip Schumacher the five-story double tenement, 25x100, at 174 East 112th street.

Ralph Russo sold a four-story tenement, 20x100, at 84 East 131st street, for the Weissman & Goldstein to Nicola Madonna.

The newly organized 47 to 53 Schiff Parkway Realty Company, with C. K. Rogers, S. Lasker and J. C. Lippmann as directors, has been formed to take over the six-story tenement with stores, on plot 48.1x100, at 47 to 53 Delancey street. It is capitalized at \$100,000 and has J. C. Lippmann as president.

Sica & Palladino sold for the estate of Max Lubetkin 212 East 124th street, a five-story tenement, 18x100.

Brooklyn Building Company, Inc., sold for Constantine B. Washington a five-story flat, 26x100.5, at 66 East 120th street, to Ennis & Sinnott.

The newly formed 97 to 99 Avenue B Realty Corporation, with Charles Siegel president, bought a six-story tenement with stores, 37x93, at 97 and 99 Avenue B near Sixth street.

Business Property Market. Henry Brady sold for Joseph Seeman 113 Seventh avenue, a three-story building, 19x60, to Abraham Stern, who will alter for business.

Manhattan Transfers. Alphonsa Freund sold to William R. Altman a five-story building, 25x29, at 209 Duane street.

The L. B. D. Realty Corporation sold to Esther Kones a five-story flat with stores, 25x29, at 187 Fifth avenue.

Dorothea Steinkamp sold to Mary Letan for \$23,500 a four-story store tenement, 26x101.5, at 1591 Second avenue.

C. C. Behre sold to Emanuel Ornstein the four-story store tenement, 25x47.5, at the northwest corner of First avenue and Eighty-fifth street.

Julius Rosenberg sold to David and Johanna Frowler and Grace Salawitz a five-story tenement, with stores, 25x100.5, at 411 West Fifty-third street.

May A. Kern sold to Zeyl Rubenstein a five-story flat, 25x100.1, at 305 East 101st street.

Clarence F. Betts sold to Rudolph Gerlach a three-story dwelling, 17x78, at 68 East 124th street, to No. 66, a three-story dwelling, 18x100.1, to Stefan Andzejak.

Elvira C. Black sold to Dorothy Abbott a three-story dwelling, 16x29.9, at 227 East 101st street.

Annie C. O'N. Fowler sold to Helen M. Lindsay a three-story dwelling, 16x29.5, at 502 West 168th street.

Newark Corner in Long Lease. Hirschman & Roeder, attorneys, report that a client of their office has taken a twenty-five-year lease from the United Clear Stores Company of the corner of Saybrook place and West 155th street, opposite the terminal of the Hudson and Manhattan Tube, for the erection of stores. Feist & Feist were the brokers.

ESTATES APPRAISED. ALICE C. DUNHAM, Hartford, Conn., (January 18, 1921). Leaving a personal estate of \$207,500, with \$50,000 taxable in New York. Other beneficiaries, Dunham, Hartford, receives all the personal property, a life interest in all the real estate and one-third of the residue of the estate.

HARRIET C. DUNHAM, Hartford, Conn., (October 29, 1920). Leaving a personal estate of \$300,672, with \$7,400 taxable in New York. Beneficiaries, both of West Hartford, divide the estate.

WILLIAM J. SHULTZ, Zanesville, Ohio (March 13, 1921). Leaving a personal estate of \$20,000. Other beneficiaries, Shultz, Zanesville, Ohio, receives all the personal property, a life interest in all the real estate and one-third of the residue of the estate.

CHARLOTTE A. SPRING, Boston (September 10, 1920). Leaving a personal estate of \$104,986, with \$4,021 taxable in New York. Beneficiaries, Spring, Boston, receives all the personal property, a life interest in all the real estate and one-third of the residue of the estate.

NETTIE I. SWAN (April 30, 1919). Leaving an estate of \$34,700. Beneficiaries, Swan, Boston, receives all the personal property, a life interest in all the real estate and one-third of the residue of the estate.

EDWARD C. TAYLOR (June 9, 1920). Leaving an estate of \$102,254. There are twenty-seven beneficiaries. The largest bequest, \$50,000, is to the American Red Cross. Other beneficiaries, Taylor, New York, receives all the personal property, a life interest in all the real estate and one-third of the residue of the estate.

Are You One of These Spineless Jellyfish?



BUILDER SELLS BRONX HOUSES FROM PLANS

Maurice Wertheim and Douglas Gettel sold a vacant plot, 125x100, on the east side of Webb avenue, north of 105th street, and one lot, 25x120, on the west side of the same street for Charles E. Nesale to Meyer Reikes, who will improve with several two-family dwellings, all of which have already been sold from the plans.

Morris Sax sold for Landwehr the five-story apartment at 191 Prospect avenue, 60x100, to Frank Schwinke. It was held at \$75,000; also for Realty Managers, Inc., the five-story double flat house at 208 Andrews avenue, 27x60, to S. J. Taylor sold for George and Margaret Friedrich the two-family house 2206 Morris avenue, 18x117, to Mary Hulman and Margaret Wood.

Transfers in Bronx. Mary E. Colwell sold to the Augustinian Society of the State of New York a two and one-half story dwelling, 90x100, at 229 Andrews avenue.

Matilda Valenti sold to George C. Henkelman a two-story dwelling, 25x120x, irregular, at 1747 Sedgwick avenue.

William A. De Long sold to Frank J. Mulford a three-story dwelling and stable, 107x200x, irregular, at 963 Walton avenue.

Beattie Guryan sold to Julius Cohen the property, 25x100, at the southeast corner of Southern Boulevard and Jennings street.

Caroline Keller sold to Anna Feigin a three-story dwelling, 18x100, at 1837 Crotona street.

Joseph F. Beck Company was the broker. The lot was taken by the Metropolitan Life Insurance Company.

Charles Partridge sold three lots on Field Place near Gerry street, Elmhurst Terrace, Corona, to Alfredo Selgas.

Lewis H. May Company sold for Grace Weisman the Morris-May dwelling, 107x100, at 146 East 101st street, to Dr. M. Leach, for occupancy. The property is surrounded by the Russell Sage Memorial Church property.

Offutt & Schwab, sold for Dr. Vincent De Sio, 114 Central avenue, St. George, S. I., to George H. Hooper, who will occupy.

Institute of Physio-Physic in Manhattan, has purchased an apartment at Jackson Heights.

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GOLF TRACT COST N. Y. A. C. \$1,000,000

Site for 36 Hole Course Will Include 280 Acres in Wykagyl Park.

The golfing members of the New York Athletic Club who make up the Winged Foot Golf Club have purchased 280 acres of land in Wykagyl Park, near Rochelle, from the Armstrong Realty Company at a price said to be close to \$1,000,000. The deal was negotiated through Earle & Calhoun. This officially confirms an extensive announcement published in THE NEW YORK HERALD on Thursday that the property was being purchased.

The Wykagyl tract was selected because of its excellent topographical features for golf course purposes, and also because it is within a twenty minute drive by motor from the New York Athletic Club's property at Travers Island. The acreage contains two attractive lakes and adjoins the Wykagyl Country Club and the attractive residential section of Beechurst, Wykagyl Park and Lynbrook. Many handsome residences surround the upland on which the double eighteen hole championship courses will be laid out.

W. Tullinhuast, golf course architect, has been engaged to lay out the links and supervise their construction. The Armstrong Realty Company, the sellers, have agreed to lay out the course and to build handsome clubhouse. Only members of the New York Athletic Club are eligible to membership in the Winged Foot Golf Club. The golf playing members have been distributed among a score of golf clubs in the metropolitan district. Applications are now coming in rapidly for membership in the Winged Foot Club, and it is expected that 600 members will soon be enrolled.

AUCTION BROOKLYN PARCELS. That the demand is active for business properties and vacant lots central to the city, was demonstrated Thursday evening, in the Brooklyn Real Estate Exchange, when the Jero Johnson Jr. Company, Inc., sold miscellaneous properties at auction with the following results: The four houses at 83, 85, 87 and 89 Hanson place were sold for \$55,700; to Herzfeld & Schneider; more property at 624 Fulton street, through to South Portland avenue, to Mary J. Graham for \$18,250; 90 and 92 Washington street, through to Flint street, a three-story stone building, to D. Hanowitz, Inc., for \$15,300.

Vacant lots on Thirty-fourth street, between Fourth and Fifth avenues, sold at \$1,250; 1555; a corner property at Thirty-third street, to J. J. 275; three lots at the corner of Fifth avenue and Thirty-second street for \$225 and five lots on Thirty-second street, between Fourth and Fifth avenues, for \$1,000 each.

SELLS BEACH PLACE TO-DAY. Hartlands, the summer residence of Mrs. George Watson Beach at Saybrook Point, Conn., will be sold this afternoon at 3 o'clock on the premises by Arthur C. Sheridan. The residence has twenty-six rooms and the estate includes seventy-five acres on a curved shore line facing Long Island Sound, between New Haven and New London.

IN THE AUCTION ROOM. (14 VESEY STREET.) By J. Lincoln Seide Co. East 10th St., a 20 ft. x 20 ft. of Second Ave. 5 story tenement, 18x100.5; John A. Litt against William C. Ebert at \$1,100; 100 West 100th street, through to 100th street, to J. J. 275; three lots at the corner of Fifth avenue and Thirty-second street for \$225 and five lots on Thirty-second street, between Fourth and Fifth avenues, for \$1,000 each.

QUEENS-RICHMOND DEALS. Charles Partridge sold three lots on Field Place near Gerry street, Elmhurst Terrace, Corona, to Alfredo Selgas.

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JEWELER TO PAY HIGH RENT ON 42D STREET

Lease Calls for \$62 a Square Foot Near Broadway.

George A. Bowman leased westerly store, 8x15, in 117 West Forty-second street to Jankowitz & Cohen, retail jewellers, at a rental averaging \$62 per square foot. This is believed a high mark for rentals on this street.

Gross & Brown, Joseph P. Day and Spear & Co., announced the leasing of 8,000 square feet in 45 West Eighteenth street, the largest single unit on one floor in this city, to Cohen, Goldman & Co., clothing manufacturers of 694 Broadway, who have also taken additional space in another part of the building. Among the other tenants who have signed leases for 25,000 square feet in this building through the same brokerage syndicate are Goldberg Brothers, makers of women's leather goods, who take 4,000 feet on the fourth floor, and Birkenfeld, Strauss & Co., manufacturers of underwear, represented by Hell & Stern, who take the remaining half space. The Wolf Advertising Company, represented by Mark Rafalsky, leases 20,000 feet in 43 West Thirty-sixth street and are negotiating for additional space; Ross Stores have leased store at corner of Sixth avenue and Nineteenth street, containing 20,000 feet.

Maurice Wertheim leased store in 28 East Forty-first street, southwest corner of Lexington avenue and Forty-first street, to George Little and Harry Keller for a cigar stand.

Alexander Falter leased space for the Monogram Lunch Company of Fourteenth street and Irving place to the Allied Candy Company for a cigar and candy stand for ten years at an aggregate rental of \$20,000. The store will be used for the Crescent Realty Company of 210 West Forty-second street for a barber shop at an aggregate rental of \$5,000.

James S. Anderson & Co. rented east store and basement in 102 Fulton street to Goodman & Frey; store and basement in 88 Chambers street to Sloan & Walzer; store and basement in 9 New Chambers street to Katanis & Charos. The Sterling Building Service leased through Frederick Fox Co. half of the ninth floor in 58 West Fortieth street.

Henry Shapiro & Co. leased store in 101 West Forty-sixth street at an aggregate rental of \$20,000. The store will be occupied as a luncheon. The same brokers also leased loft space in 315 Sixth avenue, to Harry Block.

M. Rosenthal Company leased to Lewis Kaufman & Co. the seventh floor in 235 and 238 Fifth avenue.

Adams & Co. leased 10,000 feet in 160 Fifth avenue to the Danda, Halpern Company and 10,000 feet in 44 to 50 West Twenty-eighth street to the American Brasserie Company.

Butler & Baldwin, Inc. leased the building at 235 and 238 Fifth avenue street to Theodore De Jong also store in 807 Third avenue to Armen Dogramajian.

The four-story moving picture theatre, 25x100, at the southeast corner of First avenue and Seventy-third street, has been leased to the Sidman Realty Corporation, Sidman B. Rosenthal, president, from Frances Gluck, through Lewis L. Rosenthal. Eliza J. Zwillinger represented the lessee, who will alter into stores, lofts and apartments.

Cross & Brown Company leased space in 18 East Forty-third street, between Madison and Carmet, investment brokers.

RESIDENTIAL LEASES. Payson McL. Merrill Company leased apartments in 61 West Fifty-second street to Mrs. M. C. Dale; in 19 East Fifty-fifth street, to Albert Edward Hardy; in 133 West Fifty-fifth street, to Miss Anne Sutherland and Miss Wini-

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